

EXHIBIT B

BILTMORE COMMERCIAL PROPERTIES I, LLC

via Federal Express

January 22, 2019

Ms. Tammi Banaszak
Lease Administrator
Sears Holdings Management Corp.
Real Estate Department, 824RE
3333 Beverly Road
Hoffman Estates, IL 60179

Re: Kmart #3886, 980 Brevard Road, Asheville, NC 28806 – 4th Q CAM

Dear Ms. Banaszak:

Enclosed is a package detailing the common area charges for the fourth quarter of 2018 for the above-referenced store. The package includes a listing of charges that were incurred or paid for the period October 1, 2018 through December 31, 2018. Supporting invoices and a statement are included indicating Kmart's share totals \$22,941.48 for the time period.

As a reminder, according to the Lease covering the property, Tenant should submit payment within 30 days from receipt of Landlord's invoice submission.

If you have any questions, please contact me at the number listed below.

Sincerely,



Craig Hopkins
Property Manager

CH:jms
Enclosures



Shipment Receipt

Address Information

Ship to:	Ship from:
Ms. Tammi Banaszak	Craig Hopkins
Sears Holdings Management Corp.	BILTMORE FARMS, LLC
3333 Beverly Road	ONE TOWN SQUARE
	BLVD
REAL ESTATE	Suite 330
DEPARTMENT 824RE	
HOFFMAN ESTATES, IL	Asheville, NC
601790001	28803
US	US
8472860516	8282092000

Shipment Information:

Tracking no.: 774275854095
Ship date: 01/22/2019
Estimated shipping charges: 10.96 USD

Package Information

Pricing option: FedEx Standard Rate
Service type: FedEx Express Saver
Package type: FedEx Envelope
Number of packages: 1
Total weight: 0.50 LBS
Declared Value: 0.00 USD
Special Services:
Pickup/Drop-off: Drop off package at FedEx location

Billing Information:

Bill transportation to: MyAccount-043
Your reference: 4th Quarter
P.O. no.:
Invoice no.:
Department no.:

Thank you for shipping online with FedEx ShipManager at fedex.com.

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.

BILTMORE COMMERCIAL PROPERTIES I, LLC PLAZA at BILTMORE SQUARE COMMON AREA MAINTENANCE COST BREAKDOWN October 1, 2018 through December 31, 2018		
Summary		
<u>CATEGORY</u>		<u>TOTAL</u>
General Maintenance		\$6,035.56
Landscaping/Parking Lot Maintenance		\$15,002.85
Parking Lot Lighting		\$5,622.99
Security		\$3,040.00
Miscellaneous		\$3,979.44
Storm Water		\$3,470.04
Ridgefield POA		\$2,512.82
TOTAL PLAZA COSTS		\$39,663.70
	Total Plaza square footage	180,201
	Total Kmart square footage	<u>104,231</u>
	Kmart %	57.84%
	<u>Kmart's share of CAM costs</u>	\$ 22,941.48
Amount Due for October 1, 2018 through December 31, 2018		\$ 22,941.48
DUE UPON RECEIPT	Please remit payment to: Biltmore Commercial Properties I, LLC PO Box 5355 Asheville, NC 28813	

BILTMORE COMMERCIAL PROPERTIES I, LLC PLAZA at BILTMORE SQUARE COMMON AREA MAINTENANCE COST BREAKDOWN October 1, 2018 through December 31, 2018			
<u>GENERAL MAINTENANCE</u>			
<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>COST</u>
5-Oct	Republic Services	Trash Removal	\$77.34
11-Sep	Lowe's	Trash Bags	\$177.66
15-Oct	Southern Lighting Services	Relamping pole heads - labor & mats.	\$778.08
31-Oct	Southern Lighting Services	Replace ballasts & lamps in poles	\$1,065.65
31-Oct	Biltmore Farms	Labor	\$400.00
4-Nov	Republic Services	Trash Removal	\$52.79
9-Nov	Rhodes Glass	Can Light Lens	\$58.85
19-Nov	Southern Lighting Services	Pylon Sign Repairs	\$2,798.39
30-Nov	Biltmore Farms	Labor	\$300.00
5-Dec	Republic Services	Trash Removal	\$66.80
31-Dec	Biltmore Farms	Labor	\$260.00
			\$ 6,035.56
<u>LANDSCAPING/PARKING LOT MAINTENANCE</u>			
1-Oct	Snow Creek	Land Exterior-Contracted Svcs	\$656.25
22-Oct	Snow Creek	Raise Canopies on Trees	\$685.00
31-Oct	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$806.75
31-Oct	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
1-Nov	Snow Creek	Land Exterior-Contracted Svcs	\$656.25
30-Nov	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
30-Nov	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$854.00
1-Dec	Snow Creek	Land Exterior-Contracted Svcs	\$656.25
12/8-13/18	Snow Creek	Snow Removal	\$8,282.26
12-Dec	Snow Creek	Snow Removal	\$248.09
31-Dec	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$793.00
31-Dec	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
			\$ 15,002.85
<u>PARKING LOT LIGHTING</u>			
23-Oct	Progress Energy	Corner Brevard & Sardis	\$1,773.73
26-Nov	Progress Energy	Corner Brevard & Sardis	\$1,864.58
27-Dec	Progress Energy	Corner Brevard & Sardis	\$1,984.68
			\$ 5,622.99
<u>SECURITY</u>			
11/23&24/18	Adam Cabe	10 hours	\$ 400.00
11/24/2018	Jackie Stepp	1 hour	\$ 40.00
11/30&12/1/18	Tammy Bryson	10 hours	\$ 400.00
12/7&8/2018	Tammy Bryson	10 hours	\$ 400.00
12/14&15/18	Tammy Bryson	12 hours	\$ 480.00
12/20-23/18	Tammy Bryson	28 hours	\$ 1,120.00
12/24/2018	Nathan Evoy	5 hours	\$ 200.00
			\$ 3,040.00
<u>MISCELLANEOUS</u>			
8/4/2017	Mike's Septic Tank Service	Pump out manhole/grease line	\$ 1,300.00
8/25/2017	T.P. Howard's Plumbing	Jetted grease line/pressure wash	\$ 1,539.88

BILTMORE COMMERCIAL PROPERTIES I, LLC PLAZA at BILTMORE SQUARE COMMON AREA MAINTENANCE COST BREAKDOWN October 1, 2018 through December 31, 2018				
9/26/2017	WNC Parking Lot Services	Vactor Removed Debris - storm drain	\$	1,050.00
8/9/2018	WNC Parking Lot Services	Vactor Removed Debris - storm drain	\$	1,359.00
11/30/2018	Payment	Credit	\$	(1,269.44)
			\$	3,979.44
<u>STORM WATER</u>				
12/17/2018	City of Asheville	Storm Water	\$	3,470.04
<u>RIDGEFIELD PROPERTY OWNERS' ASSOCIATION</u>				
12/31/2018	Ridgefield POA	Dues	\$	2,512.82



REPUBLIC
SERVICES

1070 Riverside Dr
Asheville NC 28804-301616
Customer Service (828) 253-3929
RepublicServices.com/Support

Account Number 3-0693-0015771
Invoice Number 0693-001588566
Invoice Date September 15, 2018
Previous Balance \$77.34
Payments/Adjustments -\$77.34
Current Invoice Charges \$77.34

Total Amount Due \$77.34	Payment Due Date October 05, 2018
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PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/29	24186	-\$77.34

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Plaza @ Biltmore Square 1000 Brevard Rd CSA A172620728 Asheville, NC 1 Waste Container 4 Cu Yd, 1 Lift Per 2 Weeks Pickup Service 10/01-10/31			\$77.34	\$77.34
CURRENT INVOICE CHARGES				\$77.34

KH 9/19/18

502.502.001.604310.001

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1070 Riverside Dr
Asheville NC 28804-301616

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

BILTMORE COMMERCIAL PROP 1LLC
KELLY HAYES
1 TOWN SQUARE BLVD
STE 330
ASHEVILLE NC 28803-5006

Total Amount Due	\$77.34
Payment Due Date	October 05, 2018
Account Number	3-0693-0015771
Invoice Number	0693-001588566

☐

For Billing Address Changes,
Check Box and Complete Reverse

Make Checks Payable To:

REPUBLIC SERVICES #693
PO BOX 9001099
LOUISVILLE KY 40290-1099



LOWE'S HOME CENTERS, LLC
19 HICKENNA ROAD
ARDEN, NC 28704 (828) 650-8000

- SALE -

SALES#: S2201HV1 2124074 TRANS#: 9672966 09-11-18

314218 HBR 3.75-INX90-FT ZIP SYS	52.20
27.48 DISCOUNT EACH	-1.38
2 @ 26.10	
10814 32 GAL BH BLUE RECYCLE/TR	113.84
14.98 DISCOUNT EACH	-0.75
8 @ 14.23	

SUBTOTAL: 166.04

TAX: 11.62

INVOICE 09976 TOTAL: 177.66

LAR: 177.66

TOTAL DISCOUNT: 8.76

LAR:XXXXXXXXXX6288.AMOUNT:177.66 AUTHCD:001060

KEYED REFID:304508 09/11/18 09:36:26

LAR PO: PLAZA

ACCOUNT NAME: BILTHORE DAIRY FARMS

AUTH BUYER: HOPKINS CRAIG

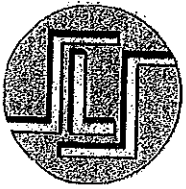
ACCOUNT WILL BE BILLED UPON MERCHANDISE TRANSACTION
DATE FOR STOCK MERCHANDISE AND NO LATER THAN 90 DAYS
FROM TRANSACTION DATE FOR SOS OR DIRECT DELIVERY

Handwritten initials

9.14.18

502.502.001.601110.

002



Southern Lighting Services, Inc.

P.O. Box 7599

Ocean Isle Beach, NC 28469-1599

Invoice

Date	Invoice #
9/28/2018	70884

Bill To Biltmore Farms Inc. 1 Town Square Blvd, Ste 330 Asheville, NC 28803-5007
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RECEIVED
OCT 15 2018

Ship To K-Mart - Asheville 980 Brevard Road Asheville, NC 28806

P.O. Number	Terms	Rep	Salesman	Svc. Date	Via	Project
	Net 30	JDW		9/27/2018	Service Call	K-Mart - Asheville

Qty	Item Code	Description	Price Each	Amount
1	Work Order	Work Order by Kelly Hayes Relamped (2) pole heads; (1) on pole facing K-Mart, (1) on pole facing Pylon sign. Replaced (1) ballast, (1) fuse, and (1) lamp on #52 head facing pylon sign.	0.00	0.00T
1	BMH10004T	Ballast, 1000w MH 4-tap	184.78	184.78T
3	MH1000L	MH1000/BT56	67.38	202.14T
1	MATERIALS	Repair materials - Fuse	21.98	21.98T
5	Wirenuts	Wirenuts	0.35	1.75T
3	Electrician	Labor / Electrical labor provided by NC licensed electrician	75.00	225.00T
1	Equipment	Equipment/Bucket Truck	59.00	59.00T
1	RECYCLE	EPA Recycling	26.53	26.53T
1	Fuel Surcharge	Fuel Surcharge	6.00	6.00T
		Sales Tax	7.00%	50.90

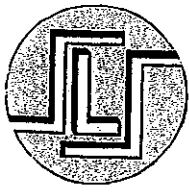
Thank you for your business.

Total \$778.08

Payments/Credits \$0.00

Balance Due \$778.08

Phone #	Fax #	E-mail
910-579-6400	910-579-2230	mail@southernlightingservices.com



Southern Lighting Services, Inc.

P.O. Box 7599

Ocean Isle Beach, NC 28469-1599

Invoice

Date	Invoice #
10/31/2018	71338

Bill To
Biltmore Farms Inc. 1 Town Square Blvd, Ste 330 Asheville, NC 28803-5007

RECEIVED
NOV 05 2018

Ship To
Plaza at Biltmore Square 980 Brevard Rd, Asheville, NC

P.O. Number	Terms	Rep	Salesman	Svc. Date	Via	Project
	Net 30	JE		10/30/2018	Service Call	The Plaza

Qty	Item Code	Description	Price Each	Amount
1	Service Call	Service Call by Kelly Hayes Troubleshoot multiple lights out. Replaced (3) ballasts and (3) lamps in pole heads N14, N5, and N7. One lamp was under warranty (N7)	0.00	0.00
2	BMH10004T	Ballast, 1000w MH 4-tap	194.08	388.16T
1	BMH10005T	Ballast, 1000w MH 5-tap	196.18	196.18T
2	MH1000L	MH1000/BT56	70.78	141.56T
1	MH1000L	MH1000/BT56--WARRANTY	0.00	0.00T
2.5	Electrician	Labor / Electrical labor provided by NC licensed electrician	85.00	212.50T
1	RECYCLE	EPA Recycling	51.53	51.53T
1	Fuel Surcharge	Fuel Surcharge	6.00	6.00T
		Sales Tax	7.00%	69.72

Thank you for your business.

Total \$1,065.65

Payments/Credits \$0.00

Balance Due \$1,065.65

Phone #	Fax #	E-mail
910-579-6400	910-579-2230	mail@southernlightingservices.com

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3886674

Invoice printed on: 5-Nov-18 9:55A

by: Allison Black, Biltmore Farms

Landport online incident data:

Incident Number: 5372847-pm

Purchase Order: default

Reported by Kelly Hayes

Invoice created by Jeremy Taylor, Biltmore Farms

Approved by Kelly Hayes, Biltmore Farms

Report time 1-Oct-18 7:09A

completion time 1-Oct-18 8:00A

Incident description:

Plaza bi-weekly blow curb lines, pick up trash

Service instructions:

Bill to: Kelly Hayes
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
29-Oct-18	5	Plaza bi-weekly blow curb lines, pick up trash 2-Men 2.5Hours Each	labor	no	40.00	200.00
						Subtotal 200.00
(Tax rate: 8.25%)						Tax 0.00
						Total 200.00

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3877395

Invoice printed on: 5-Nov-18 9:55A
by: Allison Black, Biltmore Farms

Landport online incident data:

Incident Number: 5372797-pm
Purchase Order: default
Reported by Kelly Hayes
Invoice created by Jeremy Taylor, Biltmore Farms
Approved by Kelly Hayes, Biltmore Farms
Report time 1-Oct-18 7:09A
completion time 1-Oct-18 8:00A
Incident description:
Plaza PM
Monthly PM of Plaza
Service instructions:

Bill to: Kelly Hayes
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided
4-175 Watt Bulbs

Date	Quantity	Description	Type	Taxable	Unit	Cost	Cost Ext.
16-Oct-18	5	Plaza PM 2-Men 2.5 Each	labor	no		40.00	200.00
						Subtotal	200.00
(Tax rate: 8.25%)						Tax	0.00
						Total	200.00



18-23538-shl Doc 4426-2 Filed 07/03/19 Entered 07/03/19 13:46:46 Exhibit B

1070 Riverside Dr.
Asheville NC 28804-301616

Pg 13 of 81

Accol. number

3-0693-0015771

Invoice Number

0693-001603995

Invoice Date

October 15, 2018

Previous Balance

\$77.34

	Revenue	Expenses	Net Income
Revenue	100		
Cost of Goods Sold		(60)	
Gross Profit			40
Selling Expenses		(10)	
Administrative Expenses		(10)	
Interest Expense		(5)	
Taxes		(5)	
Total Expenses		(90)	
Net Income			10

-\$77.34

Current Invoice Charges

\$52.79

RECEIVED
OCT 22 2018

Total Amount Due \$52.79	Payment Due Date November 04, 2018
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PAYMENTS/ADJUSTMENTS

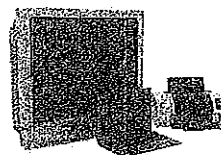
<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 10/04	24212	-\$77.34

CURRENT INVOICE CHARGES

<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Plaza @ Biltmore Square 1000 Brevard Rd CSA A183605925 Asheville, NC				
1 Waste Container 4 Cu Yd, 1 Lift Per 2 Weeks				
Pickup Service 09/21-10/31		1.0000	\$66.80	-\$14.01
Pickup Service 11/01-11/30			\$66.80	\$66.80
CURRENT INVOICE CHARGES				\$52.79

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1070 Riverside Dr
Asheville NC 28804-301616

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Return Service Requested

L2RCACDTE5 013665



BILTMORE COMMERCIAL PROP 1LLC
KELLY HAYES
1 TOWN SQUARE BLVD
STE 330
ASHEVILLE NC 28803-5007

Total Amount Due	\$52.79
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Payment Due Date	November 04, 2018
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Account Number	3-0693-0015771
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Invoice Number 0693-001603995

Make Checks Payable To:



REPUBLIC SERVICES #693
PO BOX 9001099
LOUISVILLE KY 40290-1099

30693001577100000016039950000052790000052793

L2RCACDTE5 013665 111111111111 001 001 027333 20943154.

Rhodes Glass Co., Inc.
PO Box 849
Candler, NC 28715

NOV 15 2018

Invoice

Date 11/9/2018
Invoice # 6738

Bill To

Biltmore Farms, LLC & Assoc.
PO Box 5355
Asheville, NC 28813

Project

K-mart Plaza Can Light Lens

P.O. # Kelly

Item	Description	Qty	Price	Amount
GLS	11-3/4" Circle Glass 1/8" Plate	2	10.00	20.00
Labor	Deliver		35.00	35.00

We accept
Visa, Mastercard & Discover

Sales Tax

\$3.85

8287135563

michellerhodes@rhodesglass.com

Total

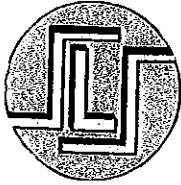
\$58.85

Payments/Credits

\$0.00

Balance Due

\$58.85



Southern Lighting Services, Inc.

P.O. Box 7599

Ocean Isle Beach, NC 28469-1599

Invoice

Date	Invoice #
11/19/2018	71599

Bill To	NOV 26 2018
Biltmore Farms Inc. 1 Town Square Blvd, Ste 330 Asheville, NC 28803-5007	

Ship To
Plaza at Biltmore Square 980 Brevard Rd, Asheville, NC

P.O. Number	Terms	Rep	Salesman	Svc. Date	Via	Project
	Net 30	TN-JE		11/16/2018	Service Call	The Plaza

Qty	Item Code	Description	Price Each	Amount
1	Service Call	Service Call by Kelly Hayes Relamped and replaced ballast and sockets in Plaza at Biltmore Square. Replaced ballast and lamps in KMart section of pylon sign. Relamped and replaced ballast and sockets in Hibachi Buffet section on pylon sign.	0.00	0.00
2	BSIGN848	Sign Ballast, 8-48ft 4-6L	250.48	500.96T
2	BSIGN1232	Sign Ballast, 12-32ft 2-4L	167.78	335.56T
6	F36T12DHO	F36T12/D/HO	19.98	119.88T
7	F64T12DHO	F64T12/D/HO	18.38	128.66T
20	F72T12DHO	F72T12/D/HO	19.48	389.60T
7	SOCKULKAST	Kulka HO Sign Socket, Stationary	23.68	165.76T
74	Wirenuts	Wirenuts	0.36	26.64T
10.5	Electrician	Labor / Electrical labor provided by NC licensed electrician	85.00	892.50T
1	RECYCLE	EPA Recycling	49.76	49.76T
1	Fuel Surcharge	Fuel Surcharge	6.00	6.00T
		Sales Tax	7.00%	183.07

Handwritten: 11/29/18
502-502-001-603310.010

Thank you for your business.	Total	\$2,798.39
	Payments/Credits	\$0.00
	Balance Due	\$2,798.39

Phone #	Fax #	E-mail
910-579-6400	910-579-2230	mail@southernlightingservices.com

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3902902

Invoice printed on: 5-Dec-18 9:21A

by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5405036-pm

Purchase Order: default

Reported by Kelly Hayes

Invoice created by Jeremy Taylor, Biltmore Farms

Approved by Kelly Hayes, Biltmore Farms

Report time 1-Nov-18 7:10A

completion time 1-Nov-18 4:45P

Incident description:

Plaza bi-weekly blow curb lines, pick up trash

Service instructions:

Bill to: Kelly Hayes
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
27-Nov-18	3.5	Plaza bi-weekly blow curb lines, pick up trash 2 Men 1.75 Hours Each Matt Jonathon	labor	no	40.00	140.00
						Subtotal 140.00
(Tax rate: 8.25%)						Tax 0.00
						Total 140.00

Biltmore Farms
 One Town Square Blvd. Suite 330
 Asheville, NC 28803

Invoice: N3895748
 Invoice printed on: 5-Dec-18 9:22A
 by: Allison Black, Biltmore Farms

Landport online incident data:

Incident Number: 5405011-pm
 Purchase Order: default
 Reported by Kelly Hayes
 Invoice created by Jeremy Taylor, Biltmore Farms
 Approved by Kelly Hayes, Biltmore Farms
 Report time 1-Nov-18 7:10A
 completion time 1-Nov-18 4:45P
 Incident description:
 Plaza PM
 Monthly PM of Plaza
 Service instructions:

Bill to: Kelly Hayes
 Biltmore Farms

Suite 330
 Asheville, NC 28803

Service location:
 980 Brevard Rd
 Suite 100
 Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit	Cost	Cost Ext.
14-Nov-18	4	Plaza PM 2-Men 2-Hours Each	labor	no		40.00	160.00
						Subtotal	160.00
(Tax rate: 8.25%)						Tax	0.00
						Total	160.00



REPUBLIC
SERVICES

1070 Riverside Dr
Asheville NC 28804-301616
Customer Service (828) 253-3929
RepublicServices.com/Support

Account Number 3-0693-0015771
Invoice Number 0693-001615819
Invoice Date November 15, 2018
Previous Balance \$52.79
Payments/Adjustments -\$52.79
Current Invoice Charges \$66.80

Total Amount Due	Payment Due Date
\$66.80	December 05, 2018

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 11/02	24239	-\$52.79

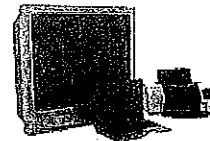
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Plaza @ Biltmore Square 1000 Brevard Rd CSA A183605925 Asheville, NC 1 Waste Container 4 Cu Yd, 1 Lift Per 2 Weeks Pickup Service 12/01-12/31			\$66.80	\$66.80
CURRENT INVOICE CHARGES				\$66.80

Handwritten: 11/19/18 502 502 001 604310.001

Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good
for the environment. To learn more, visit RepublicServices.com/Electronics



1070 Riverside Dr
Asheville NC 28804-301616

Please Return This
Portion With Payment

Total Amount Due \$66.80
Payment Due Date December 05, 2018
Account Number 3-0693-0015771
Invoice Number 0693-001615819

Return Service Requested

Total Enclosed

Handwritten: 166.80

☐ For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

BILTMORE COMMERCIAL PROP 1LLC
KELLY HAYES
1 TOWN SQUARE BLVD
STE 330
ASHEVILLE NC 28803-5007

REPUBLIC SERVICES #693
PO BOX 9001099
LOUISVILLE KY 40290-1099

306930015771000000161581900000066800000066800

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3920305
Invoice printed on: 4-Jan-19 9:33A
by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5433511-pm
Purchase Order: default
Reported by Kelly Hayes
Invoice created by Jeremy Taylor, Biltmore Farms
Approved by Kelly Hayes, Biltmore Farms
Report time 1-Dec-18 7:11A
completion time 3-Dec-18 4:45P
Incident description:
Plaza bi-weekly blow curb lines, pick up trash
Service instructions:

Bill to: Kelly Hayes
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
26-Dec-18	3.5	Plaza bi-weekly blow curb lines, pick up trash 2- Men Completed by Jonathon And Matt	labor	no	40.00	140.00
						Subtotal 140.00
(Tax rate: 8.25%)						Tax 0.00
						Total 140.00

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3909260
Invoice printed on: 4-Jan-19 9:34A
by: Allison Black, Biltmore Farms

Landport online incident data:

Incident Number: 5433472-pm
Purchase Order: default
Reported by Kelly Hayes
Invoice created by Jeremy Taylor, Biltmore Farms
Approved by Kelly Hayes, Biltmore Farms
Report time 1-Dec-18 7:11A
completion time 3-Dec-18 4:45P
Incident description:
Plaza PM
Monthly PM of Plaza
Service instructions:

Bill to: Kelly Hayes
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
6-Dec-18	3	Plaza PM	labor	no	40.00	120.00
Subtotal						120.00
(Tax rate: 8.25%) Tax						0.00
Total						120.00

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
10/1/18	04886

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$656.25
--------------------	-----------------

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt	Qty	Rate	Shea
Monthly Contractual Services			656.25	656.25
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$656.25
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$656.25
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$656.25

Snow Creek Natural Resource Management LLC

226 Clayton Road
Arden, NC 28704

Phone # 828-687-1677

Invoice

Bill To

Biltmore Farms, LLC
P.O. Box 5355
Asheville, NC 28813-

Date 8/22/2018

Invoice # 2102

Proposal #

Project

Property Location

Plaza at Biltmore Square

E-mail

ar@snowcreekinc.com

Work Completed	Serviced	Rate	Amount
Raise canopies on selected trees per review. Dispose of generated debris. <i>TH 10/22/18</i> <i>502-502-001-605910.002</i>	8/15/2018	685.00	685.00
<i>Snow Creek continues to strive to provide quality and professional service to our customers.</i>			
Please make your check payable to SNOW CREEK NATURAL RESOURCE MANAGEMENT. Or, if you prefer, you can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard ONLY, please. Thank you!	Payments/Credits		\$0.00
	Balance Due		\$685.00

THE ACER SERVICES GROUP

DATE 10/31/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP103118**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LREF OR PRO # MONTHLY
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

QUANTITY	DESCRIPTION AND MARKS	TOTAL
13	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY 1/2 hour extra service per request	\$793.00 \$13.75
<hr/>		
502-502-001-603310.002		

11/12 KH TOTAL \$806.75

THE ACER SERVICES GROUP

DATE 10/31/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP103118**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LREF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY SWEEP SERVICES	DESCRIPTION AND MARKS	TOTAL
OCTOBER		\$455.00
502.502.001.603310.003		

Handwritten signature 11/12
TOTAL \$455.00

Snow Creek Landscaping, LLC

226 Clayton Road
Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
11/1/18	05242

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$656.25
-------------	----------

Snow Creek Landscaping, LLC

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt	Qty	Rate	Shea
Monthly Contractual Services			656.25	656.25
SNOW CREEK LANDSCAPING, LLC - SINCE 1989 Thanks for giving us the opportunity to serve you. We greatly value your business! *** GREAT NEWS *** You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Subtotal		\$656.25
		Sales Tax (7.0%)		\$0.00
		Total		\$656.25
		Payments/Credits		\$0.00
		Balance Due		\$656.25

We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!

THE ACER SERVICES GROUP

DATE 11/30/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP113018**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST L REF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY	DESCRIPTION AND MARKS	TOTAL
SWEEP SERVICES	november <i>502.502.001.603310.003</i>	\$455.00

KH 12/12/18

TOTAL \$455.00

THE ACER SERVICES GROUP

DATE 11/30/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP113018**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO # MONTHLY
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

QUANTITY	DESCRIPTION AND MARKS	TOTAL
14	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY	\$854.00

TOTAL \$854.00

502-502-001-603310.003

Inds 1-14-19

\$854.00

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
12/1/18	05559

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$656.25
--------------------	-----------------

Snow Creek Landscaping, LLC

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt	Qty	Rate	Shea
Monthly Contractual Services			656.25	656.25
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$656.25
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$656.25
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$656.25

Snow Creek Landscaping, LLC

Arden, NC 28704

Phone # 828.687.1677

1-3-19
502-502-001-603310.008
\$ 8,282.26

For Services Provided To:

Biltmore Farms, LLC
P.O. Box 5355
Asheville, NC 28813-

www.snowcreekinc.com

Property Location

Plaza At Biltmore Square

Invoice

12/21/18

Invoice # 05726

Terms

Due on receipt

Description	Qty	Date of Service	Amount
Respond to Snow Event			
Truck with Spreader	1.5	12/8/18	112.50
Hand Shovel/Hand Spread	0.5	12/8/18	25.00
Ice Melt	16	12/8/18	232.00T
Respond to Snow Event			
Truck with plow	15.5	12/9/18	1,705.00
Truck with Spreader	1.5	12/9/18	112.50
Hand Shovel/Hand Spread	14	12/9/18	700.00
Delivery Charge	1	12/9/18	75.00
Ice Melt	12	12/9/18	174.00T
Respond to Snow Event			
Truck with plow	8.75	12/10/18	962.50
Skidsteer with Operator	5.25	12/10/18	446.25
Hand Shovel/Hand Spread	8.75	12/10/18	437.50
Ice Melt	74	12/10/18	1,073.00T

Clear Snow following Snow Event, Spread ice
melt on cleared areas

Total

All invoices for services are due & payable upon receipt

Payments/Credits

THANK YOU FOR YOUR CONTINUED BUSINESS

Balance Due

Snow Creek Landscaping, LLC

Arden, NC 28704

Phone # 828.687.1677

www.snowcreekinc.com

For Services Provided To:

Biltmore Farms, LLC
P.O. Box 5355
Asheville, NC 28813-

Property Location

Plaza At Biltmore Square

Invoice

12/21/18

Invoice # 05726

Terms Due on receipt

Description	Qty	Date of Service	Amount
Truck with plow	1.25	12/11/18	137.50
Truck with Spreader	3	12/11/18	225.00
Hand Shovel/Hand Spread	4.75	12/11/18	237.50
Ice Melt	47	12/11/18	681.50T
Clear Snow following Snow Event, Spread ice melt on cleared areas			
Truck with plow	0.75	12/12/18	82.50
Truck with Spreader	1.5	12/12/18	112.50
Ice Melt	31	12/12/18	449.50T
Apply Ice Melt to Slick Areas			
Truck with Spreader	0.75	12/13/18	56.25
Ice Melt	4	12/13/18	58.00T
Sales Tax			186.76

Total \$8,282.26

All invoices for services are due & payable upon receipt

Payments/Credits \$0.00

THANK YOU FOR YOUR CONTINUED BUSINESS

Balance Due \$8,282.26

Snow Creek Landscaping, LLC

Arden, NC 28704

Phone # 828.687.1677

www.snowcreekinc.com

For Services Provided To:
Biltmore Farms, LLC
P.O. Box 5355
Asheville, NC 28813-

Property Location
Plaza At Biltmore Square

1-3-19
502-502-001-603310.008
\$248.09

Invoice

12/21/18

Invoice # 05740

Terms Due on receipt

Description	Qty	Date of Service	Amount
Clear Snow following Snow Event, Spread ice melt on cleared areas			
Truck with plow	0.5	12/12/18	55.00
Truck with Spreader	0.5	12/12/18	37.50
Hand Shovel/Hand Spread	1.25	12/12/18	62.50
Ice Melt	6	12/12/18	87.00T
Sales Tax			6.09

Total \$248.09

All invoices for services are due & payable upon receipt

Payments/Credits \$0.00

THANK YOU FOR YOUR CONTINUED BUSINESS

Balance Due \$248.09

THE ACER SERVICES GROUP

DATE 12/31/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP123118**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

QUANTITY
13

DESCRIPTION AND MARKS
BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY

TOTAL
\$793.00

502.502.001.603310.003

AK 1/2/19

TOTAL \$793.00

THE ACER SERVICES GROUP

DATE 12/31/2018

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP123118**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY	DESCRIPTION AND MARKS	TOTAL
SWEEP SERVICES	december	\$455.00
<i>502-502-001-603310.003</i>		
<i>KH 1/2/19</i>		
		TOTAL \$455.00



8-23538-shl

Doc 4426-2

Filed 07/03/19

Customer 770319

Entered 07/03/19 13:46:46

Exhibit B

page 1 of 2



047922 000000370

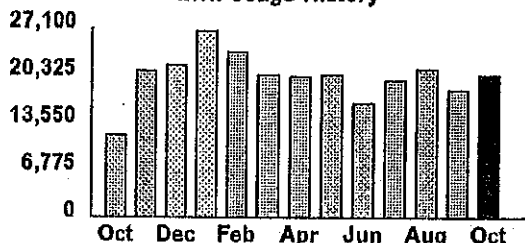
BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

RECEIVED

OCT 12 2018

Account number	349 338 8775
Total due	\$1,773.73
Current charges past due after	Oct 23
Thank you for your payment	Oct 2 \$1,677.65
Usage period	Sep 8 - Oct 8
This bill was mailed on	October 9, 2018

kWh Usage History



Usage

Meter number	TJ6678
Readings: Oct 8	58685
Sep 8	57856
Meter constant	x 25
kWh usage	20725
Days in period 30	Average kWh per day 691

Total Peak Registration

On-peak KW	Sep 28 at 7:59 pm	58.75
On-peak KW	Oct 1 at 8:44 pm	57.75
Off-peak KW	Sep 28 at 11:59 pm	58.75
Off-peak KW	Oct 1 at 1:29 am	57.75

Billing
SGS-TOU rateCORNER BREVARD & SARDIS, ASHEVILLE
BILTMORE PLAZA - 30 Days

Basic customer charge				35.50	
Summer, September 08- September 30					
On-peak KWH	2,375	kwh	x	\$0.05920	140.6000
Off-peak KWH	13,025	kwh	x	\$0.04695	611.5238
On-peak KW at .7037 proration	58.75	kw	x	\$10.78000	445.6708
Non-summer, October 1 - October 08					
On-peak KWH	1,000	kwh	x	\$0.05920	59.2000
Off-peak KWH	4,325	kwh	x	\$0.04695	203.0588
On-peak KW at .2963 proration	57.75	kw	x	\$9.10000	155.7131
Total SGS-TOU Rate Billing					1,051.27

Please detach here.

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442

Return portion

BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355Account number
349 338 8775Make checks payable
and return to:Duke Energy Progress
PO BOX 1003
Charlotte NC 28201-1003

Total due	\$1,773.73
Current charges past due after	Oct 23

01
01
01

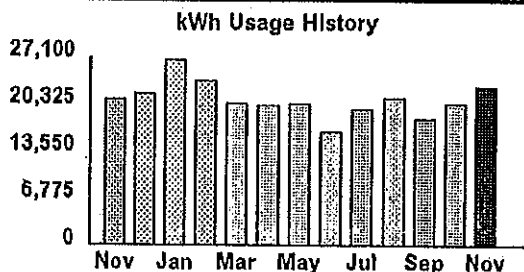
005



048777 000000218
BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

NOV 14 2018

Account number 349 338 8775
Total due \$1,864.58
Current charges past due after Nov 26
Thank you for your payment Oct 26 \$1,773.73
Usage period Oct 8 - Nov 7
This bill was mailed on November 8, 2018



Usage
Meter number TJ6678
Readings: Nov 7 59608
Oct 8 58685
Meter constant x 25
kWh usage 23075
Days in period 30 Average kWh per day 769

Total Peak Registration
On-peak KW Nov 2 at 6:44 pm 60.50
Off-peak KW Nov 3 at 5:29 am 60.50

Billing
SGS-TOU rate

CORNER BREVARD & SARDIS, ASHEVILLE
BILTMORE PLAZA - 30 Days

Basic customer charge				35.50
On-peak KWH	5,450 kwh	x	\$0.05920	322.6400
Off-peak KWH	17,625 kwh	x	\$0.04695	827.4938
On-peak KW	60.50 kw	x	\$9.10000	550.5500
REPS Adjustment				6.42
7% North Carolina sales tax				121.98
Total due				\$1,864.58

Current month Time-of-Use Savings for meter TJ6678: \$ 264.62, as compared with rate MGS

Current twelve month Time-of-Use Savings for meter TJ6678: \$ 2,631.14

This bill is subject to a 1% per month late payment charge after 12/03/2018.

For your information

Duke Energy Progress has a specialized Business Services Team dedicated to assist business customers. To learn more, call our Business Services Team toll-free at 866.582.6345 or visit us online at www.duke-energy.com, where you can also find information on your energy usage.

Please detach here.

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442

Return portion

BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

Account number
349 338 8775

Total due \$1,864.58
Current charges past due after Nov 26

Make checks payable
and return to:

Duke Energy Progress
PO BOX 1003
Charlotte NC 28201-1003



DUKE ENERGY
PROGRESS

18-23538-shl

Doc 4426/2

Filed 07/03/19

Entered 07/03/19 13:46:46
Pg 36 of 81

Customer P

Exhibit B
page 1 of 2



047902 000000513

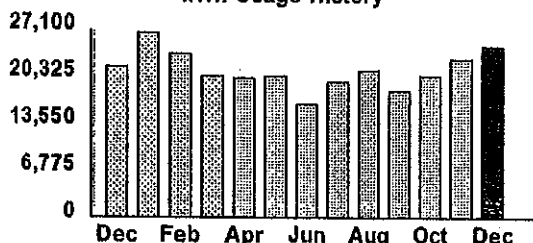


BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

Account number 349 338 8775
Total due \$1,984.68
Current charges past due after Dec 27
Thank you for your payment Nov 26 \$1,864.58
Usage period Nov 7 - Dec 6
This bill was mailed on December 10, 2018

502.502.001.604205.001

kWh Usage History



RECEIVED

DEC 13 2018

Usage

Meter number TJ6678
Readings: Dec 6 60608
Nov 7 59608
Meter constant x 25
kWh usage 25000
Days in period 29 Average kWh per day 862

Total Peak Registration

On-peak KW Nov 9 at 5:29 pm 60.25
Off-peak KW Nov 10 at 1:29 am 60.50

Billing
SGS-TOU rate

CORNER BREVARD & SARDIS, ASHEVILLE
BILTMORE PLAZA - 29 Days

New rate service

Charges if new rates applied for entire usage period

Basic customer charge				35.50
On-peak KWH	6,350 kwh	x	\$0.06271	398.2085
Off-peak KWH	18,650 kwh	x	\$0.05046	941.0790
On-peak KW	60.25 kw	x	\$8.85000	533.2125
Off-peak Excess kw charge	0.25 kw	x	\$1.22000	0.3050
New Rate Subtotal				1,908.3050

Old rate service

Charges if old rates applied for entire usage period

Basic customer charge				35.50
On-peak KWH	6,350 kwh	x	\$0.05920	375.9200
Off-peak KWH	18,650 kwh	x	\$0.04695	875.6175
On-peak KW	60.25 kw	x	\$9.10000	548.2750

Please detach here.

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442

Return portion

BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

Account number
349 338 8775

Make checks payable
and return to:

Duke Energy Progress
PO BOX 1003
Charlotte NC 28201-1003

Total due \$1,984.68
Current charges past due after Dec 27

01
01
01

005

date 11-27-18

Plaza Security Time Sheet November 30 and December 1, 2018

ate	Hours		Rate		Total
1/30 and 12/1/2018	Peter Balthrop		\$ 40.00	\$	-
	Tammy Bryson	10	\$ 40.00	\$	400.00
	Matt Brookshire		\$ 40.00	\$	-
	Adam Robert Cabe		\$ 40.00	\$	-
	Janice Hawkins		\$ 40.00	\$	-
	Jackie Stepp		\$ 40.00	\$	-
Total					\$ 400.00
Plaza: 502-502-001-603710.003					\$ 400.00

Approved by:

Joyce M. Swenson

date 12-4-18

Plaza Security Time Sheet December 7 and 8, 2018

Date	Hours		Rate	Total
12/7 & 12/8/2018	Peter Balthrop		\$ 40.00	\$ -
	Tammy Bryson	10	\$ 40.00	\$ 400.00
	Matt Brookshire		\$ 40.00	\$ -
	Adam Robert Cabe		\$ 40.00	\$ -
	Janice Hawkins		\$ 40.00	\$ -
	Jackie Stepp		\$ 40.00	\$ -
Total				\$ 400.00
Plaza: 502-502-001-603710.003				\$ 400.00

Approved by:

Pepe M. Stevenson

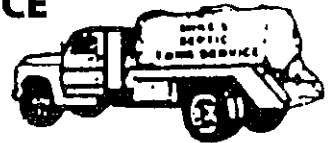
date 12-11-18

Plaza Security Time Sheet December 20-24, 2018

Date		Hours	Rate	Total
12/20, 12/21, 12/22, 12/23/18	Peter Balthrop		\$ 40.00	\$ -
	Tammy Bryson	28	\$ 40.00	\$ 1,120.00
	Matt Brookshire		\$ 40.00	\$ -
	Adam Robert Cabe		\$ 40.00	\$ -
	Janice Hawkins		\$ 40.00	\$ -
12/24/2018	Nathan Evoy	5	\$ 40.00	\$ 200.00
				\$ -
	Total	33		\$ 1,320.00
	Plaza: 502-502-001-603710.003			\$ 1,320.00
Approved by: <i>Jepe M. Swensen</i> date <i>12-21-18</i>				

MIKE'S SEPTIC TANK SERVICE

P.O. Box 968 • Leicester, NC 28748
(828) 253-2612 • Cell 775-1658
Michael Lusk, Jr.



RECEIVED

AUG 10 2017

CUSTOMER ORDER NO.	PHONE 545-8489	DATE 8/4/17
NAME	Biltmore Farms Commercial	
ADDRESS	One Town Square Boulevard Suite 330 Asheville NC 28803	
Craig Hopkins property mgmt. office 209-2000X2109 216-7509		
Pumping out manhole Ryans & Lmet 4 hours plus 2 loads		
\$1,300.00		
502-000-000-121001.999		
RECEIVED BY	TAX	TOTAL
ehopkins@biltmorefarms.com	#	1,300.00

Call
08/15/17

All claims and returned goods MUST be accompanied by this bill. Picked up and delivered.

Thank You



T.P. Howard's Plumbing Co., Inc.
90 Number Nine Road
Fairview, NC 28730
NC License # 10470
1-828-628-1369

Invoice

Order Number	Order Date	Entry	Promised Date & Time	Mechanic	Helper	Invoice No.
	08/02/17	BW	08/25/17	NM	RP	034995

To: Biltmore Farms

Job Location:
K mart Plaza

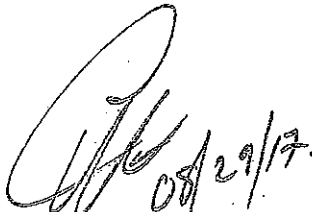
1 Town Square Blvd
Asheville, NC 28803

Asheville, NC 28803

Phone Number	Fax Number	Method of Payment	Special Instructions
		CHECK	

DESCRIPTION OF JOB

KMART PLAZA

Description of Work Performed	Quantity	Price	Amount
8-2-17 JETTED GREASE LINE TWICE JETTER AND CAMERA 3 HRS @ \$200 PER HR	3.00	200.00	600.00
8-4-17 PRESSURE WASHED MAN HOLES MATERIALS	1.00	39.14	39.14
JETTER TO PRESSURE WASH 4 HRS @ \$200 PER HR	4.00	200.00	800.00
<div> 08/29/17 502-000-000-121001.999 \$1,539.88</div>			

Invoice Total

Subtotal	1,439.14
Sales Tax	100.74

Invoice Date	08/25/17	Please pay this amount	1,539.88
--------------	----------	------------------------	----------

Please include your invoice number with your payment.

WNC PARKING LOT SERVICES

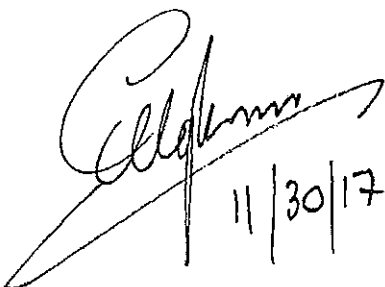
128 NEWFOUND RD
NC 28806

Invoice

Date	Invoice #
9/26/2017	66

Bill To
BILTMORE FARMS 1 Town Square Blvd # 330 Asheville, NC 28803

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
6	VACTOR - REMOVING DEBRIS FROM A CLOGGED STORM DRAIN AND CLEANING A CATCH BASIN WITH A VACTOR 2100 AND 2 LABORS LOCATION - KMART BREVARD RD - ALL DEBRIS DISPOSED OF AT THE COUNTY LANDFILL NC#9310 CHAD NESBITT  11/30/17 Completed 502-000-000-121001.999	175.00	1,050.00
All work is complete!		Total	\$1,050.00

WNC PARKING LOT SERVICES

128 NEWFOUND RD
ASHEVILLE NC 28806

Invoice

Date	Invoice #
8/9/2018	230

Bill To
BILTMORE FARMS 1 Town Square Blvd # 330 Asheville, NC 28803

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
6	REMOVING GREASE AND DEBRIS FROM MANHOLE AND SEWER LINE AT Kmart BREVARD RD - EQUIPMENT USED - VACTOR 2100 AND 3 LABORS MSD DISPOSAL FEE - 6 HOUR MIN ON 8-9-2018 WNC Parking Lot Services removed a blockage in the sewer line located near the front entrance of the Kmart Shopping Center with a Vactor 2100. Grease had built up in the line. WNC Parking Lot Services jetted the line and the blockage was removed. All debris was disposed of at MSD. Recommendations - The grease is coming from the Ryans Steak House grease pit. The pit or pits are located beside the storm drain that leads to the sewer system. The grease flows from Ryan's storm drain to the manhole at the main entranceway. From there it flows toward the Asheville Outlets. Blockage was found 3 feet from the head wall of the manhole at the entranceway to the Kmart Shopping Center. We recommend routine maintenance of the sewer line by removing the grease with a Vactor 2100 or relocate Ryans Steakhouse grease pits. If something is not done the grease will clog the drain line again and sewage from all tenants of the shopping center will back up into the manhole and onto the main entranceway.	195.00 189.00	1,170.00 189.00
502.000.000.121001,999 mox 10-3-18 (Ryan's) \$1,359.00			
		Total	\$1,359.00

Combined Services Statement

18-23538-shi Doc 4426-2 Filed 07/03/19 Entered 07/03/19 13:46:46
City of Asheville and Metropolitan Sewerage District g 46 of 81

SERVICE ADDRESS BILL NUMBER

1000 BREV RD 175

3566267

CITY OF ASHEVILLE

P.O. BOX 733
ASHEVILLE, NC 28802-0733

ADDRESS SERVICE REQUESTED

Presorted First-Class

U.S. Postage

PAID
Asheville, NC
Permit #422

BILTMORE COMMERCIAL PROPERTIES
PO BOX 5355
ASHEVILLE, NC 28813-5355



ACCOUNT NUMBER	CUSTOMER NUMBER
245398	2301519
LAST PAYMENT POSTED	05/29/2018
LAST PAYMENT AMOUNT	\$3305.82
CURRENT BILL DATE	11/26/2018
PAYABLE ON OR BEFORE	12/17/2018
CURRENT CHARGES	\$3470.04
BALANCE FORWARD	\$0.00
TOTAL AMOUNT DUE	\$3470.04

If you have any questions concerning this bill call Customer Services (828) 251-1122

Service

Service Period

Property Identification Number

ERUs

STORMWATER 07/01/2018 to 12/31/2018

962675441900000

119

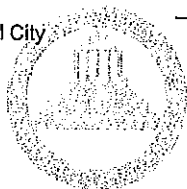
CITY OF ASHEVILLE CHARGES

STORMWATER

Total City

\$3470.04

\$3470.04



www.ashevillenc.gov • (828)251-1122

METROPOLITAN SEWERAGE DISTRICT CHARGES (These services not affiliated with the City of Asheville)

502-502-001-604205.002

NOV 28 2018



\$3470.04

www.msdbc.org • (828)254-9646

Visit www.ashevillenc.gov and click Online Services, Online Services Menu, then Utility Bill Payment for access.
Or enter the following web address in your browser https://selfservice.ashevillenc.gov/MSS/citizens/default.aspx.

Retain this portion for your records.

Please tear below on perforation.

See reverse side for Customer information.

**PLEASE RETURN THIS PORTION OF STATEMENT WITH YOUR PAYMENT
USING THE SEND AND RETURN ENVELOPE.**

BILTMORE COMMERCIAL PROPERTIES
1000 BREVARD RD 175

PAYABLE ON OR BEFORE	12/17/2018
ACCOUNT NUMBER	245398
CUSTOMER NUMBER	2301519
BILL NUMBER	3566267
BALANCE FORWARD	\$0.00
CURRENT AMT DUE	\$3470.04
TOTAL AMT DUE	\$3470.04
AMOUNT OF PAYMENT	

CITY OF ASHEVILLE

P.O. BOX 733
ASHEVILLE, NC 28802-0733



Make Check Payable to: **City of Asheville**

00006042019803566267500003470044

BILTMORE COMMERCIAL PROPERTIES I, LLC

via Federal Express

April 17, 2019

Ms. Tammi Banaszak
Lease Administrator
Sears Holdings Management Corp.
Real Estate Department, 824RE
3333 Beverly Road
Hoffman Estates, IL 60179

Re: Kmart #3886, 980 Brevard Road, Asheville, NC 28806 – 1st Q 2019 CAM

Dear Ms. Banaszak:

Enclosed is a package detailing the common area charges for the first quarter of 2019 for the above-referenced store. The package includes a listing of charges for the period January 1, 2019 through March 31, 2019. Supporting invoices and a statement are included indicating Kmart's share totals \$14,764.32 for the time period.

As a reminder, according to the Lease covering the property, Tenant should submit payment within 30 days from receipt of Landlord's invoice submission.

If you have any questions, please contact me at the number listed below.

Sincerely,



Craig Hopkins
Property Manager

CH:jms
Enclosures



Shipment Receipt

Address Information

Ship to:	Ship from:
Ms. Tammi Banaszak	Craig Hopkins
Sears Holdings Management Corp.	BILTMORE FARMS, LLC
3333 Beverly Road	ONE TOWN SQUARE
	BLVD
REAL ESTATE	Suite 330
DEPARTMENT 824RE	
HOFFMAN ESTATES, IL	Asheville, NC
601790001	28803
US	US
8472860516	8282092000

Shipment Information:

Tracking no.: 774997495179
Ship date: 04/17/2019
Estimated shipping charges: 11.14 USD

Package Information

Pricing option: FedEx Standard Rate
Service type: FedEx Express Saver
Package type: FedEx Envelope
Number of packages: 1
Total weight: 0.50 LBS
Declared Value: 0.00 USD
Special Services:
Pickup/Drop-off: Drop off package at FedEx location

Billing Information:

Bill transportation to: MyAccount-043
Your reference: 1st Quarter CAM
P.O. no.:
Invoice no.:
Department no.:

Thank you for shipping online with FedEx ShipManager at [fedex.com](https://www.fedex.com).

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.

BILTMORE COMMERCIAL PROPERTIES I, LLC PLAZA at BILTMORE SQUARE COMMON AREA MAINTENANCE COST BREAKDOWN January 1, 2019 through March 31, 2019		
Summary		
CATEGORY		TOTAL
General Maintenance		\$3,076.08
Landscaping/Parking Lot Maintenance		\$15,940.70
Parking Lot Lighting		\$6,509.36
TOTAL PLAZA COSTS		\$25,526.14
	Total Plaza square footage	180,201
	Total Kmart square footage	<u>104,231</u>
	Kmart %	57.84%
	<u>Kmart's share of CAM costs</u>	\$ 14,764.32
Amount Due for January 1, 2019 through March 31, 2019		\$ 14,764.32
DUE UPON RECEIPT	Please remit payment to: Biltmore Commercial Properties I, LLC PO Box 5355 Asheville, NC 28813	

BILTMORE COMMERCIAL PROPERTIES I, LLC PLAZA at BILTMORE SQUARE COMMON AREA MAINTENANCE COST BREAKDOWN January 1, 2019 through March 31, 2019			
<u>GENERAL MAINTENANCE</u>			
<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>COST</u>
4-Jan	Republic Services	Trash Removal	\$66.80
31-Jan	Southern Lighting Services	Relamping pole heads - labor & mats.	\$1,195.81
31-Jan	Biltmore Farms	Labor	\$320.00
4-Feb	Republic Services	Trash Removal	\$66.80
20-Feb	CED	Wallpack Light Replacements (parts)	\$309.62
28-Feb	West Electric	Installation of wall packs	\$260.00
28-Feb	Biltmore Farms	Labor	\$440.00
7-Mar	Republic Services	Trash Removal	\$97.05
31-Mar	Biltmore Farms	Labor	\$320.00
			\$ 3,076.08
<u>LANDSCAPING/PARKING LOT MAINTENANCE</u>			
1-Jan	Snow Creek	Land Exterior-Contracted Svcs	\$656.25
15-Jan	Snow Creek	Remove limbs downed by high winds	\$205.00
15-Jan	Snow Creek	Pre-treat and ice melt	\$398.02
24-Jan	Snow Creek	Snow removal	\$1,549.84
31-Jan	Snow Creek	Snow removal	\$2,172.09
31-Jan	Carter Asphalt Sealing	Painting & Restriping Parking Lot	\$6,025.00
31-Jan	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$793.00
31-Jan	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
1-Feb	Snow Creek	Land Exterior-Contracted Svcs	\$656.25
28-Feb	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
28-Feb	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$732.00
1-Mar	Snow Creek	Land Exterior-Contracted Svcs	\$656.25
31-Mar	Acer	Contr. Svcs-Pkg Lot Trash Pick Up	\$732.00
31-Mar	Acer	Contracted Svcs-Pkg Lot Sweeping	\$455.00
			\$ 15,940.70
<u>PARKING LOT LIGHTING</u>			
7-Jan	Progress Energy	Corner Brevard & Sardis	\$2,306.79
7-Feb	Progress Energy	Corner Brevard & Sardis	\$1,986.38
7-Mar	Progress Energy	Corner Brevard & Sardis	\$2,216.19
			\$ 6,509.36



1070 Riverside Dr
Asheville NC 28804-301616
Customer Service (828) 253-3929
RepublicServices.com/Support

Account Number 3-0693-0015771
Invoice Number 0693-001626750
Invoice Date December 15, 2018
Previous Balance \$66.80
Payments/Adjustments -\$66.80
Current Invoice Charges \$66.80

Total Amount Due \$66.80	Payment Due Date January 04, 2019
-----------------------------	--------------------------------------

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/11	24275	-\$66.80

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Plaza @ Biltmore Square 1000 Brevard Rd CSA A183605925 Asheville, NC 1 Waste Container 4 Cu Yd, 1 Lift Per 2 Weeks Pickup Service (01/01-01/31)			\$66.80	\$66.80

CURRENT INVOICE CHARGES \$66.80

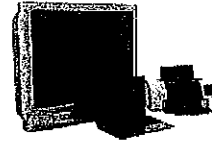
KH 12/19/18

502.502.001.604310.001

*January invoice
1-02-19*

Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



1070 Riverside Dr
Asheville NC 28804-301616

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

BILTMORE COMMERCIAL PROP 1LLC
KELLY HAYES
1 TOWN SQUARE BLVD
STE 330
ASHEVILLE NC 28803-5007

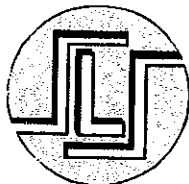
Total Amount Due	\$66.80
Payment Due Date	January 04, 2019
Account Number	3-0693-0015771
Invoice Number	0693-001626750



For Billing Address Changes,
Check Box and Complete Reverse

Make Checks Payable To:

REPUBLIC SERVICES #693
PO BOX 9001099
LOUISVILLE KY 40290-1099



Southern Lighting Services, Inc.

P.O. Box 7599

Ocean Isle Beach, NC 28469-1599

Invoice

Date	Invoice #
1/31/2019	72455

Bill To
Biltmore Farms Inc. 1 Town Square Blvd, Ste 330 Asheville, NC 28803-5007

Ship To
Plaza at Biltmore Square 980 Brevard Rd, Asheville, NC

P.O. Number	Terms	Rep	Svc. Date	Via	Project
	Net 30	TF	1/30/2019	Service Call	The Plaza

Qty	Item Code	Description	Price Each	Amount
1	Service Call	Service Call by Craig Hopkins Replaced (6) lamps, (2) ballasts, (1) socket in pole heads.	0.00	0.00
6	MH1000L	MH1000/BT56	70.78	424.68T
2	BMH10005T	Ballast, 1000w MH 5-tap	196.18	392.36T
1	SOCMOGUL	Mogul Base Porcelain Socket	26.28	26.28T
10	Wirenuts	Wirenuts	0.36	3.60T
2.5	Electrician	Labor / Electrical labor provided by NC licensed electrician	85.00	212.50T
1	RECYCLE	EPA Recycling	52.16	52.16T
1	Fuel Surcharge	Fuel Surcharge	6.00	6.00T
		SUBTOTAL		1,117.58
		Sales Tax	7.00%	78.23

Thank you for your business.	Total	\$1,195.81
	Payments/Credits	\$0.00
	Balance Due	\$1,195.81

Phone #	Fax #	E-mail
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910-579-6400	910-579-2230	mail@southernlightingservices.com
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Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3932302

Invoice printed on: 8-Feb-19 9:45A

by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5458954-pm

Purchase Order: default

Reported by Spare User

Invoice created by Jeremy Taylor, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 1-Jan-19 7:12A

completion time 3-Jan-19 8:00A

Incident description:

Plaza PM

Monthly PM of Plaza

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit	Cost	Cost Ext.
11-Jan-19	6	Plaza PM and list from craig 2-Men 3 hours each	labor	no		40.00	240.00
						Subtotal	240.00
(Tax rate: 8.25%)						Tax	0.00
						Total	240.00

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3938094

Invoice printed on: 8-Feb-19 9:40A

by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5458996a

Purchase Order: default

Reported by Spare User

Invoice created by Jonathon Staton, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 25-Jan-19 2:04P

completion time 28-Jan-19 8:00A

Incident description:

Plaza bi-weekly blow curb lines, pick up trash

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
25-Jan-19	2	Plaza bi-weekly blow curb lines, pick up	labor	no	40.00	80.00
Subtotal						80.00
(Tax rate: 8.25%)						Tax 0.00
Total						80.00

Approval Code: (rubber stamp)

Exhibit B
PLAZA



**REPUBLIC
SERVICES**

1070 Riverside Dr
Asheville NC 28804-301616
Customer Service (828) 253-3929
RepublicServices.com/Support

Account Number 3-0693-0015771
Invoice Number 0693-001641121
Invoice Date January 15, 2019
Previous Balance \$66.80
Payments/Adjustments -\$66.80
Current Invoice Charges \$66.80

Total Amount Due	Payment Due Date
\$66.80	February 04, 2019

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/31	24303	-\$66.80

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Plaza @ Biltmore Square 1000 Brevard Rd CSA A183605925 Asheville, NC				
1 Waste Container 4 Cu Yd, 1 Lift Per 2 Weeks				
Pickup Service 02/01-02/28			\$66.80	\$66.80
CURRENT INVOICE CHARGES				\$66.80

[Signature] 01/30/19

502-502-001-604310.001

Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



**REPUBLIC
SERVICES**

1070 Riverside Dr
Asheville NC 28804-301616

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested

BILTMORE COMMERCIAL PROP 1LLC
KELLY HAYES
1 TOWN SQUARE BLVD
STE 330
ASHEVILLE NC 28803-5007

Total Amount Due \$66.80
Payment Due Date February 04, 2019
Account Number 3-0693-0015771
Invoice Number 0693-001641121

☐

For Billing: Bill Me Directly
Check Bill and Complete Payment

Make Checks Payable To:

REPUBLIC SERVICES #693
PO BOX 9001099
LOUISVILLE KY 40290-1099

CED CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC.

CONSOLIDATED ELECTRICAL DISTR.
9 GLENN BRIDGE ROAD UNIT 101
ARDEN, NC 28704

T: 8282226800 F: 8286762546

FEB 24 2019

INVOICE NO.	INVOICE DATE
0196-405382	02/20/2019
PLEASE SHOW INVOICE NO. AND REMIT TO:	
PO Box 936339 Atlanta, GA 31193-6339	

SOLD TO:

3799 1 AB 0.412 E0041X 10074 D4537794984 S2 P6160426 0001:0002



BILTMORE FARMS
PO BOX 5355
ASHEVILLE NC 28813-5355

SHIP TO:

BILTMORE FARMS
9 GLENN BRIDGE ROAD UNIT 101
ARDEN, NC 28704

ACCOUNT #/NAME			JOB NAME			CUSTOMER ORDER NO.					
TG-77779			BILFAR			K-MART PLAZA					
SALESPERSON			SHIPPING INFORMATION			SHIP VIA		SHIP DATE			
8000 JS			PREPAID			WILL CALL		02/20/2019			
QTY ORDERED	PRODUCT CODE		DESCRIPTION		C O D E	QTY SHIPPED	PRICE	P E R	DISC.	EXTENSION	C / D
2	SYL	74198	WALPACK1N 3500 LUMEN			2	144.68	E		289.36	2.0
<div>03/05/19</div> <div>502-502-001-602510.006</div>											
<small>TITLE TO MERCHANDISE PASSES AT POINT OF SHIPMENT. CLAIMS FOR SHORT OR DAMAGED MERCHANDISE SHOULD BE MADE TO CARRIER.</small>					<small>CODE: TO ADVISE YOU PROMPTLY CONCERNING YOUR ORDER, THIS CODE IS USED ON OUR INVOICES.</small>			MERCHANDISE		289.36	
<small>MERCHANDISE RETURNED WITHOUT OUR CONSENT WILL NOT BE ACCEPTED. A RESTOCKING CHARGE WILL BE MADE ON RETURNED GOODS UNLESS DEFECTIVE OR THRU ERROR ON OUR PART.</small>					<small>B - BACK ORDERED. WILL SHIP AS SOON AS RECEIVED UNLESS INSTRUCTED TO CANCEL.</small>			SALES TAX		7.00000 20.26	
<small>A SERVICE CHARGE OF 1.5% PER MONTH, BUT NOT TO EXCEED THE HIGHEST AMOUNT LAWFULLY ALLOWED BY CONTRACT IN THIS STATE, WILL BE MADE ON ALL PAST DUE ACCOUNTS.</small>					<small>C - CANCELLED. NOT IN STOCK. UNABLE TO PURCHASE LOCALLY.</small>			SHIPPING CHARGE		0.00	
<small>THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE.</small>					<small>NET PAYMENT IS DUE BY THE 15TH OF THE MONTH FOLLOWING PURCHASE</small>			TOTAL DUE		309.62	

West Electric LLC
240 HOOKERS GAP ROAD
Leicester, NC 28748
(828) 776-0873
west.anthony58@gmail.com



Invoice

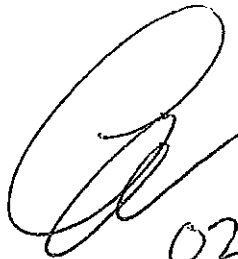
BILL TO
Craig Hopkins
Biltmore Farms
One Town Square Blvd., Suite
330
Asheville, NC 28803

INVOICE # 1266
DATE 02/28/2019
DUE DATE 03/30/2019
TERMS Net 30

	AMOUNT
Installed 2 LED wall packs on the Kmart building.	260.00
LED wall packs supplied by Biltmore Farms.	

BALANCE DUE

\$260.00


02/28/2019

502-502-001-602510.003

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3956074

Invoice printed on: 6-Mar-19 9:25A
by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5490229-pm
Purchase Order: default
Reported by Craig Hopkins
Invoice created by Jonathon Staton, Biltmore Farms
Approved by Craig Hopkins, Biltmore Farms
Report time 1-Feb-19 7:02A
completion time 26-Feb-19 5:00P
Incident description:
Plaza bi-weekly blow curb lines, pick up trash
Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
26-Feb-19	2	Plaza bi-weekly blow curb lines, pick up trash	labor	no	40.00	80.00
					Subtotal	80.00
(Tax rate: 8.25%)					Tax	0.00
					Total	80.00

Approval Code: (rubber stamp)

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3950611

Invoice printed on: 6-Mar-19 9:25A

by: Allison Black, Biltmore Farms

Landport online incident data:

Incident Number: 5490228-pm

Purchase Order: default

Reported by Craig Hopkins

Invoice created by Jonathon Staton, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 1-Feb-19 7:02A

completion time 15-Feb-19 5:15P

Incident description:

Plaza PM

Monthly PM of Plaza

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit	Cost	Ext.
15-Feb-19	8	Plaza PM	labor no			40.00	320.00
						Subtotal	320.00
(Tax rate: 8.25%)						Tax	0.00
						Total	320.00

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3954176

Invoice printed on: 6-Mar-19 9:26A

by: Allison Black, Biltmore Farms

Landport online incident data:

Incident Number: 5509446

Purchase Order: default

Reported by Riley Cook

Invoice created by Jonathon Staton, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 21-Feb-19 3:30P

completion time 22-Feb-19 8:00A

Incident description:

Repair time clock latch

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
21-Feb-19	1	Repair time clock latch	labor	no	40.00	40.00
Subtotal						40.00
(Tax rate: 8.25%)						Tax 0.00
Total						40.00

Approval Code: (rubber stamp)



Filed 07/03/19 E
Pg 61 of 81

Entered: 07/03/19 13:46:46

Exhibit B
3-0693-0915771

Invoice Number	0693-001651933
Invoice Date	February 15, 2019
Previous Balance	\$66.80
Payments/Adjustments	-\$66.80
Current Invoice Charges	\$97.05

RECEIVED

FEB 25 2019

Total Amount Due \$97.05	Payment Due Date March 07, 2019
---	--

PAYMENTS/ADJUSTMENTS

<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 02/11	24346	-\$66.80

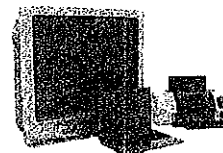
CURRENT INVOICE CHARGES

<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Plaza @ Biltmore Square 1000 Brevard Rd CSA A183605925 Asheville, NC				
1 Waste Container 4 Cu Yd, 1 Lift Per 2 Weeks				
Waste/Recycling Overage 01/31		1.0000	\$30.25	\$30.25
Pickup Service 03/01-03/31			\$66.80	\$66.80
CURRENT INVOICE CHARGES				\$97.05

L2RCACD TN 012599 1NNNNNNNNNN NNN NNN 001 001 025201 21076813.

Electronics Recycling with BlueGuard™

Convenient recycling solutions that are safe for your business and good for our planet. To learn more, visit RepublicServices.com/Electronics



1070 Riverside Dr
Asheville NC 28804-301616

**Please Return This
Portion With Payment**

Total Enclosed

Return Service Requested

L2RCACDTN9 012599



BILTMORE COMMERCIAL PROP 1LLC
KELLY HAYES
1 TOWN SQUARE BLVD
STE 330
ASHEVILLE NC 28803-5007

Total Amount Due	\$97.05
Payment Due Date	March 07, 2019
Account Number	3-0693-0015771
Invoice Number	0693-001651933

Make Checks Payable To:



REPUBLIC SERVICES #693
PO BOX 9001099
LOUISVILLE KY 40290-1099

3069300157710000001651933000009705000097053

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803
Fax: 828-209-2150

Invoice: N3972123

Invoice printed on: 5-Apr-19 8:22A

by: Allison Black, Biltmore Farms

Landport online incident data:

Incident Number: 5525667

Purchase Order: default

Reported by Paul Bowsman

Invoice created by Matt Shrader, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 11-Mar-19 8:47A

completion time 25-Mar-19 4:45P

Incident description:

Adjust the time clocks at the Plaza for daylight saving

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
14-Mar-19	1	Adjust Time Clocks	labor	no	40.00	40.00
Subtotal						40.00
(Tax rate: 8.25%)						Tax 0.00
Total						40.00

Approval Code: (rubber stamp)

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3973541

Invoice printed on: 5-Apr-19 8:23A
by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5516476-pm
Purchase Order: default
Reported by Craig Hopkins
Invoice created by Jonathon Staton, Biltmore Farms
Approved by Craig Hopkins, Biltmore Farms
Report time 1-Mar-19 7:02A
completion time 27-Mar-19 5:00P
Incident description:
Plaza bi-weekly blow curb lines, pick up trash
Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit	Cost	Cost Ext.
27-Mar-19	3	Plaza bi-weekly blow curb lines, pick up	labor	no		40.00	120.00
						Subtotal	120.00
						Tax	0.00
						Total	120.00

(Tax rate: 8.25%)

Approval Code: (rubber stamp)

Biltmore Farms
One Town Square Blvd. Suite 330
Asheville, NC 28803

Invoice: N3969045

Invoice printed on: 5-Apr-19 8:24A
by: Allison Black,Biltmore Farms

Landport online incident data:

Incident Number: 5516474-pm

Purchase Order: default

Reported by Craig Hopkins

Invoice created by Jonathon Staton, Biltmore Farms

Approved by Craig Hopkins, Biltmore Farms

Report time 1-Mar-19 7:02A

completion time 25-Mar-19 8:15A

Incident description:

Plaza PM

Monthly PM of Plaza

Service instructions:

Bill to: Craig Hopkins
Biltmore Farms

Suite 330
Asheville, NC 28803

Service
location: 980 Brevard Rd
Suite 100
Asheville, NC 28806

Services Provided

Date	Quantity	Description	Type	Taxable	Unit Cost	Cost Ext.
22-Mar-19	4	Plaza PM	labor	no	40.00	160.00
Subtotal						160.00
(Tax rate: 8.25%) Tax						0.00
Total						160.00

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
1/1/19	05865

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$656.25
--------------------	-----------------

Snow Creek Landscaping, LLC

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt	Qty	Rate	Shea
Monthly Contractual Services			656.25	656.25
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$656.25
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$656.25
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$656.25

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
1/15/19	05977

Bill To:

Biltmore Farms, LLC

P.O. Box 5355

Asheville, NC 28813-

Property Location:

Plaza At Biltmore Square

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$205.00
--------------------	-----------------

Snow Creek Landscaping, LLC

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt	Qty	Rate	Shea
1/9/19 Remove and dispose of limbs downed by high winds.			205.00	205.00
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$205.00
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$205.00
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$205.00

Snow Creek Landscaping, LLC

Arden, NC 28704

Phone # 828.687.1677

www.snowcreekinc.com

For Services Provided To:

Biltmore Farms, LLC
P.O. Box 5355
Asheville, NC 28813

Property Location
Plaza At Biltmore Square

Invoice

1/15/19

Invoice # 05988

Terms

Due on receipt

Description	Qty	Date of Service	Amount
Pre-Treat Specified Areas		1/12/19	
Truck with Spreader	1.25	1/12/19	93.75
Ice Melt	18	1/12/19	261.00T
Safety Monitoring during Winter Weather		1/13/19	25.00
Advisory			
Sales Tax			18.27

Total \$398.02

All invoices for services are due & payable upon receipt.

Payments/Credits \$0.00

THANK YOU FOR YOUR CONTINUED BUSINESS

Balance Due \$398.02

Snow Creek Landscaping, LLC

226 Clayton Road
Arden, NC 28704

Phone # 828.687.1677

www.snowcreekinc.com

For Services Provided To:

Biltmore Farms, LLC
P.O. Box 5355
Asheville, NC 28813-

Property Location

Plaza At Biltmore Square

Invoice

1/24/19

Invoice # 06044

Terms Due on receipt

Description	Qty	Date of Service	Amount
Apply Ice Melt to Slick Areas			
Truck with Spreader	0.5	1/20/19	37.50
Hand Shovel/Hand Spread	1	1/20/19	50.00
Ice Melt	7	1/20/19	101.50T
Apply Ice Melt to Slick Areas			
Hand Shovel/Hand Spread	1.25	1/21/19	62.50
Ice Melt	2.5	1/21/19	36.25T
Apply Ice Melt to Slick Areas			
Truck with Spreader	3	1/23/19	225.00
Hand Shovel/Hand Spread	1	1/23/19	50.00
Ice Melt	63	1/23/19	913.50T
Sales Tax			73.59

Total \$1,549.84

All invoices for services are due & payable upon receipt

Payments/Credits \$0.00

THANK YOU FOR YOUR CONTINUED BUSINESS

Balance Due \$1,549.84

Snow Creek Landscaping, LLC

Arden, NC 28704

Phone # 828.687.1677

For Services Provided To:

Biltmore Farms, LLC
P.O. Box 5355
Asheville, NC 28813-

www.snowcreekinc.com

Property Location

Plaza At Biltmore Square

Invoice

1/31/19

Invoice # 06253

Terms Due on receipt

Description	Qty	Date of Service	Amount
Apply Ice Melt to Slick Areas		1/25/19	
Truck with Spreader	0.75		56.25
Hand Shovel/Hand Spread	0.75		37.50
Ice Melt	8		116.00T
Pre-Treat Specified Areas / Respond to Snow Event		1/29/19	
Truck with Spreader	2.5		187.50
Hand Shovel/Hand Spread	7		350.00
Ice Melt	70		1,015.00T
Apply Ice Melt to Slick Areas		1/30/19	0.00
Truck with Spreader	1		75.00
Hand Shovel/Hand Spread	1		50.00
Ice Melt	11		159.50T
Blow Ice melt from entries and walks		1/30/19	35.00
Sales Tax			90.34

Total \$2,172.09

All invoices for services are due & payable upon receipt

Payments/Credits \$0.00

THANK YOU FOR YOUR CONTINUED BUSINESS

Balance Due \$2,172.09

Carter Asphalt Sealing & Striping, Inc.

Invoice

Fax# (828)683-1268

P. O. Box 82

Leicester, NC 28748

Date	Invoice #
11/25/2018	5237

Bill To
BILTMORE FARMS Kelly Hayes 1 TOWN SQUARE BLVD SUITE 330 ASHEVILLE NC 28803

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	PLAZA AT BILTMORE SQUARE. WHITE AND YELLOW PARKING STALLS INCLUDING HANDI-CAP SPACES.	1,600.00	1,600.00
	DOUBLE YELLOW AND SINGLE YELLOW ROADWAY CENTER LINES.	1,750.00	1,750.00
	3-BLUE AND YELLOW STOP BARS, 8-WHITE STOP BARS	1,100.00	1,100.00
	30 DIRECTIONAL ARROWS.	900.00	900.00
	RED LINE BEHIND SMALL SHOPS	175.00	175.00
	PAINT ATM INLAND	500.00	500.00
502-502-001-603310.003			
Imp. Int'l 1-31-19			
Thank you for your business.		Total	\$6,025.00

THE ACER SERVICES GROUP

DATE 1/31/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP013119**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO # MONTHLY
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

QUANTITY	DESCRIPTION AND MARKS	TOTAL
13	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY	\$793.00

TOTAL \$793.00

502-502-001-603310.003

paid 2-5-19

\$ 793.00

THE ACER SERVICES GROUP

DATE 1/31/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP013119**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY SWEEP SERVICES	DESCRIPTION AND MARKS	TOTAL
Jan-19		\$455.00

TOTAL \$455.00

502-502-001-603310.003

pro 2-5-19

% 455.00

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
2/1/19	06196

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$656.25
--------------------	-----------------

Snow Creek Landscaping, LLC

226 Clayton Road

Arden, NC 28704

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

Description	Terms	Project		Rep
	Due on receipt			Shea
		Qty	Rate	Amount
Monthly Contractual Services			656.25	656.25
SNOW CREEK LANDSCAPING, LLC - SINCE 1989		Subtotal		\$656.25
Thanks for giving us the opportunity to serve you. We greatly value your business!		Sales Tax (7.0%)		\$0.00
*** GREAT NEWS ***		Total		\$656.25
You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!		Payments/Credits		\$0.00
We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!		Balance Due		\$656.25

THE ACER SERVICES GROUP

DATE 2/28/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP022819**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY	DESCRIPTION AND MARKS	TOTAL
SWEEP SERVICES	Feb-19	\$455.00

TOTAL \$455.00

THE ACER SERVICES GROUP

DATE 2/28/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP022819**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO # MONTHLY
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

QUANTITY	DESCRIPTION AND MARKS	TOTAL
12	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY	\$732.00

TOTAL \$732.00

502-502-001-603310.003

mes 3-7-19

\$ 732.00

Snow Creek Landscaping, LLC

226 Clayton Road
Arden, NC 28704

Phone 828.687.1677

E-mail AR@snowcreekinc.com

Fax 828.687.1667

Web www.snowcreekinc.com

Invoice

Date	Invoice #
3/1/19	06491

Bill To:

Biltmore Farms, Inc.
Attention: Calvin Parton
P.O. Box 5355
Asheville, NC 28813

Property Location:

Plaza At Biltmore Sq

☐ Please check box if address is incorrect or has changed, and indicate change(s)
on reverse side.

New e-mail address? Enter here: _____

Balance Due	\$656.25
--------------------	-----------------

Snow Creek Landscaping, LLC

226 Clayton Road

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT

226 Clayton Road

Terms	Project		Rep
Due on receipt			Shea
Description	Qty	Rate	Amount
Monthly Contractual Services		656.25	656.25
<div>SNOW CREEK LANDSCAPING, LLC - SINCE 1989</div> <div>Thanks for giving us the opportunity to serve you. We greatly value your business!</div> <div>*** GREAT NEWS ***</div> <div>You can now pay your invoice online. Go to www.snowcreekinc.com and click on the PAY BILL tab at the top of the page. We accept Visa and MasterCard only. Thank you!</div> <div>We are continuing to mail paper copies of customer invoices as well as emailing digital copies. If you prefer not to receive a paper copy, please let us know. Thank you!</div>			
Subtotal		\$656.25	
Sales Tax (7.0%)		\$0.00	
Total		\$656.25	
Payments/Credits		\$0.00	
Balance Due		\$656.25	

THE ACER SERVICES GROUP

DATE 3/31/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **KP033119**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO # MONTHLY
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

QUANTITY	DESCRIPTION AND MARKS	TOTAL
12	BILTMORE (KMART) PLAZA TRASH BAG SERVICE @ 61 PER DAY	\$732.00

TOTAL \$732.00

502-502-001-603310.003

paid 4-8-19

\$ 732.00

THE ACER SERVICES GROUP

DATE

3/31/2019

P O BOX 1877
FAIRVIEW, NC 28730

INVOICE NUMBER **SWPKP033119**
ANDY.RAY@ALPHA-OMEGATRANS.COM

CUSTOMER: BILTMORE FARMS LLC/TOWN SQ WEST LIREF OR PRO #
1 TOWN SQUARE BLVD
ASHEVILLE N C 28803

MONTHLY

SWEEPING SERVICE AT K MART PLAZA

QUANTITY	DESCRIPTION AND MARKS	TOTAL
SWEEP SERVICES	monthly service	\$455.00

TOTAL \$455.00

502-502-001-603310.003

Ans 4-8-19

\$455.00



8-23538-shl

Doc 4426-2

Filed 07/03/19

Entered 07/03/19 13:46:46

Exhibit B

Pg 79 of 80

Customer Report
Duke Energy Progress

page 1 of 2



68

048121 000000492
BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

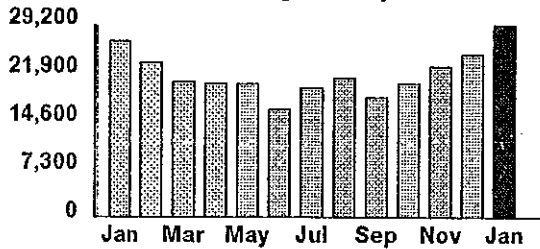
RECEIVED

JAN 15 2019

Account number 349 338 8775
Total charges \$2,306.79
Thank you for your payment Jan 7 \$1,984.68
Usage period Dec 6 - Jan 10
This bill was mailed on January 11, 2019

Your account will be drafted for this bill on
January 25, 2019. Do not send a check.

kWh Usage History

**Usage**

Meter number TJ6678
Readings: Jan 10 61776
Dec 6 60608
Meter constant x 25
kWh usage 29200

Days in period 35 Average kWh per day 834

Total Peak Registration

On-peak KW Dec 6 at 5:44 pm 59.75
Off-peak KW Dec 8 at 5:29 pm 59.50

Billing**SGS-TOU rate**

CORNER BREVARD & SARDIS, ASHEVILLE
BILTMORE PLAZA - 35 Days

New rate service

Charges if new rates applied for entire usage period

Basic customer charge				35.50
On-peak KWH	7,525 kwh	x	\$0.06511	489.9528
Off-peak KWH	21,675 kwh	x	\$0.05286	1,145.7405
On-peak KW	59.75 kw	x	\$8.85000	528.7875
New Rate Subtotal				2,199.9808

Old rate service

Charges if old rates applied for entire usage period

Basic customer charge				35.50
On-peak KWH	7,525 kwh	x	\$0.06271	471.8928
Off-peak KWH	21,675 kwh	x	\$0.05046	1,093.7205
On-peak KW	59.75 kw	x	\$8.85000	528.7875
Old Rate Subtotal				2,129.9008

Proration of charges

New Rate	Jan 1 thru Jan 10	\$2,199.98	x	0.25714	565.7031
Old Rate	Dec 6 thru Jan 1	\$2,129.90	x	0.74286	1,582.2181

Total SGS-TOU Rate Billing 2,147.92

Proration factor

New Rate	9 days	/	35 days	=	0.25714
Old Rate	26 days	/	35 days	=	0.74286

Plz. mtr TJ6678 Svc. 12/6-1/10

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442

**Customer Report**
Duke Energy Progress

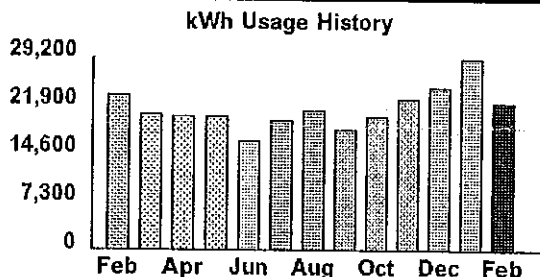
page 1 of 1

048095 000000569
BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355RECEIVED
FEB 12 2019

Account number	349 338 8775
Total charges	\$1,986.38
Previous draft payment	\$2,306.79
Usage period	Jan 10 - Feb 7
This bill was mailed on	February 8, 2019

Your account will be drafted for this bill on February 22, 2019. Do not send a check.

Thank you for paying by draft!

**Usage**

Meter number	TJ6678
Readings: Feb 7	62678
Jan 10	61776
Meter constant	x 25
kWh usage	22550
Days in period	28
Average kWh per day	805

Total Peak Registration

On-peak KW	Jan 30 at 6:14 pm	62.00
Off-peak KW	Jan 30 at 9:59 pm	61.75

Billing
SGS-TOU rateCORNER BREVARD & SARDIS, ASHEVILLE
BILTMORE PLAZA - 28 Days

Basic customer charge				35.50
On-peak KWH	5,900 kwh	x	\$0.06511	384.1490
Off-peak KWH	16,650 kwh	x	\$0.05286	880.1190
On-peak KW	62.00 kw	x	\$8.85000	548.7000
REPS Adjustment				7.96
7% North Carolina sales tax				129.95
Total charges				\$1,986.38

Current month Time-of-Use Savings for meter TJ6678: \$ 243.80, as compared with rate MGS

Current twelve month Time-of-Use Savings for meter TJ6678: \$ 2,648.65

This bill is subject to a 1% per month late payment charge after 03/04/2019.

For your information

Duke Energy Progress has a specialized Business Services team to assist business customers. Call 1.866.582.6345 or visit us at duke-energy.com to find information on your energy usage and billing history for 2018 tax purposes.

From April 1-September 30, time-of-use off-peak hours are 10pm-10am, Monday-Friday. Off-peak days are weekends and these holidays: Good Friday, Memorial Day, July 4th and Labor Day. When one of the above holidays falls on a Saturday, the Friday before the holiday will be considered off-peak; when the holiday falls on a Sunday, the following Monday will be considered off-peak.

Have concerns about a possible environmental or regulatory violation involving Duke Energy? You can report it anonymously 24/7 at 1-855-355-7042 or at duke-energy-env.alertline.com

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442



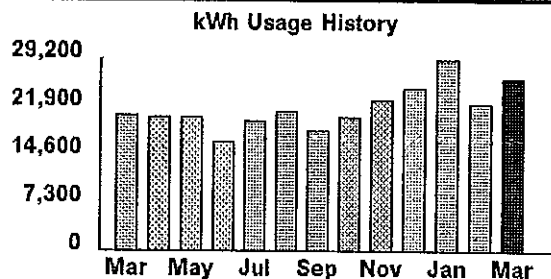
048095 000000509
BILTMORE COMMERCIAL PROP LLC
BILTMORE PLAZA
PO BOX 5355
ASHEVILLE NC 28813-5355

RECEIVED
MAR 15 2019

Account number 349 338 8775
Total charges \$2,216.19
Previous draft payment \$1,986.38
Usage period Feb 7 - Mar 11
This bill was mailed on March 12, 2019

Your account will be drafted for this bill on
March 26, 2019. Do not send a check.

Thank you for paying by draft!



Usage
Meter number TJ6678
Readings: Mar 11 63739
Feb 7 - 62678
Meter constant x 25
kWh usage 26525
Days in period 32 Average kWh per day 829

Total Peak Registration
On-peak KW Mar 4 at 7:14 pm 62.25
Off-peak KW Mar 9 at 5:59 pm 62.25

Billing
SGS-TOU rate

CORNER BREVARD & SARDIS, ASHEVILLE
BILTMORE PLAZA - 32 Days

Basic customer charge				35.50
On-peak KWH	6,100 kwh	x	\$0.06511	397.1710
Off-peak KWH	20,425 kwh	x	\$0.05286	1,079.6655
On-peak KW	62.25 kw	x	\$8.85000	550.9125
REPS Adjustment				7.96
7% North Carolina sales tax				144.98
Total charges				\$2,216.19

Current month Time-of-Use Savings for meter TJ6678: \$ 325.90, as compared with rate MGS

Current twelve month Time-of-Use Savings for meter TJ6678: \$ 2,728.86

This bill is subject to a 1% per month late payment charge after 04/05/2019.

For your
information

Duke Energy Progress has a specialized Business Services team to assist business customers. Call 1-866-582-6345 or visit us at www.duke-energy.com to find information on your energy usage and billing history for 2018 tax purposes.

From April 1-September 30, time-of-use off-peak hours are 10pm-10am, Monday-Friday. Off-peak days are weekends and these holidays: Good Friday, Memorial Day, July 4th and Labor Day. When one of the above holidays falls on a Saturday, the Friday before the holiday will be considered off-peak; when the holiday falls on a Sunday, the following Monday will be considered off-peak.

Turn over for helpful phone numbers and customer service tips.

PIN: 606-755-442